



## PLANNING & ZONING REPORT

### Zoning Board of Appeals Meeting of May 17, 2022

File # 019-22

**APPLICANT:** City of Rockford and Rockford Area Convention & Visitors Bureau

**LOCATION:** 907 East State Street

**REQUESTED ACTION:** A Special Use Permit for a Mural on a building in a C-4, Urban Mixed-Use Zoning District.

**EXISTING USE:** Commercial building

**PROPOSED USES:** Commercial building with mural

**DIMENSIONS:** See Exhibit D. **SQUARE FOOTAGE:** 1,862 sq. ft.

#### ADJACENT ZONING AND LAND USES:

NORTH:	C-4	Greek Orthodox Church, Quality Mats
EAST:	C-4	Rockford Karate Club, Title Loans, Marvin's Tires
SOUTH:	C-4	Collins & Stone Funeral Home
WEST:	C-4	Vacant Mixed-Use buildings, Novedades Azteca

**YEAR 2020 PLAN:** CD Mixed-Use

**SOILS REPORT:** No soils report on file.

**HISTORY:** **File # 018-21:** A Special Use Permit for Mural on a building in a C-4, Urban Mixed-Use Zoning District was approved on June 9, 2021 for the property located at 509 East State Street. This property is located three (3) blocks west of the subject property.

**File #028-18:** A Special Use Permit for murals on a building in a C-4, Urban Mixed-Use Zoning District was approved on September 6, 2018 for the property located at 331 East State Street. This property is located five (5) blocks west of the subject property.

**REVIEW COMMENTS:** The Applicant is requesting a Special Use Permit for a Mural on a building in a C-4, Urban Mixed-Use Zoning District. Exhibit A shows that the subject property is located on the south side of East State Street. The subject property is mostly surrounded by commercial uses (Exhibit B & C).

The Applicant, in conjunction with the Rockford Area Convention & Visitor's Bureau, is proposing a Special Use Permit to allow murals. Within Section 51-010 of the Zoning Ordinance it states, "murals are allowed in the C-4 District by means of a Special Use Permit provided that positive findings of fact are made by City Council."

Exhibit D shows that the proposed location will be on the east side of the building. The proposed mural wall is exposed on the east side and visible from west bound traffic on East State Street as well as North 5<sup>th</sup> and 6<sup>th</sup> Streets.

Rockford Area Convention & Visitors Bureau, (RACVB) announced in April 2022 that CRE8IV would be returning this year. CRE8IV is a community-building, arts-infused event launched in 2019 as part of RACVB's place making and public art efforts designed to enhance the region for residents and visitors. In its first year, CRE8IV artists painted nine murals in downtown Rockford. Last year, RACVB fundraised and had community support to do eight murals in Rockford and have created 24 murals throughout the Rockford region via CRE8IV since its inception. The locations that have been selected are based on visibility, location and overall pedestrian traffic. At this time, staff does not have a proposed mural elevation. Once the mural elevation is created, it must be submitted to Staff to be reviewed and approved prior to installation.

Staff supports the idea of attracting and encouraging the community in promoting murals. Murals are a growing trend and have a positive effect to the community, allowing art apprentices the opportunity to increase their knowledge and experience installing murals and organizing projects along with gaining technical abilities. Additionally, this proposal is bringing awareness of the talented artists in this community and throughout the country.

Exhibit E is the service calls in the last two (2) years. There was a one service call for a suspicious person.

Staff feels that this mural will enhance the surrounding area and feels the Applicant's proposed request is reasonable and recommends approval.

**RECOMMENDATION:** Staff recommends **APPROVAL** of a Special Use Permit for a Mural on a building in a C-4, Urban Mixed-Use Zoning District, subject to the following conditions:

1. Submittal of mural elevation and placement of mural on building for staff's review and approval prior to installation.
2. A sign permit shall be required including an illustration of the proposed art work shall be submitted with the permit application.
3. The mural panels may not consist of a vinyl banner material within a frame.
4. The mural must be maintained to meet code.

See attached findings of fact.

SC: BM 05/06/2022

**FINDINGS OF FACT FOR APPROVAL OF A  
SPECIAL USE PERMIT FOR A MURAL ON A BUILDING  
IN A C-4, URBAN MIXED-USE ZONING DISTRICT  
LOCATED AT 907 EAST STATE STREET**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance, or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-4 District in which it is located.



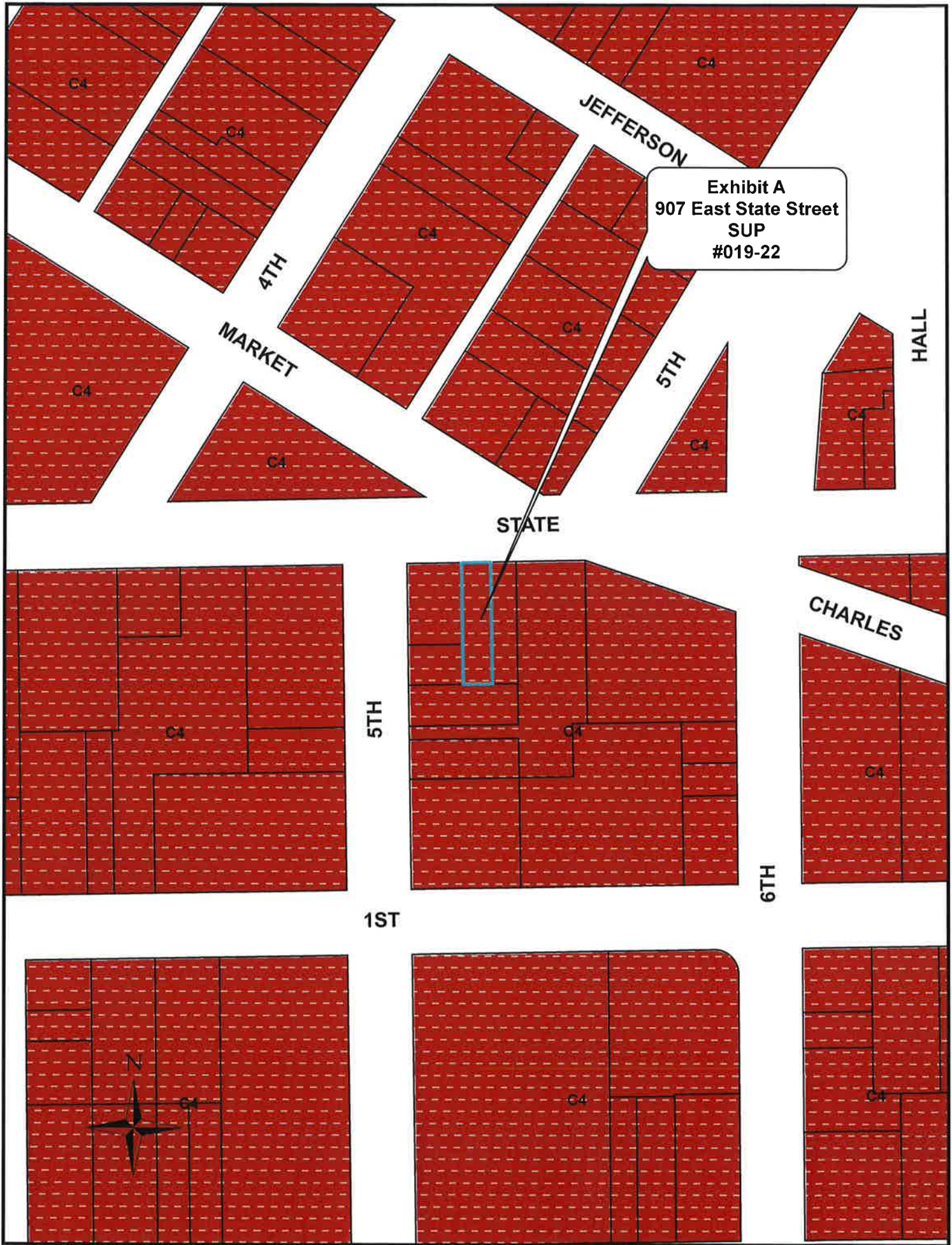


Exhibit A  
907 East State Street  
SUP  
#019-22

STATE

HALL

CHARLES

6TH

5TH

1ST





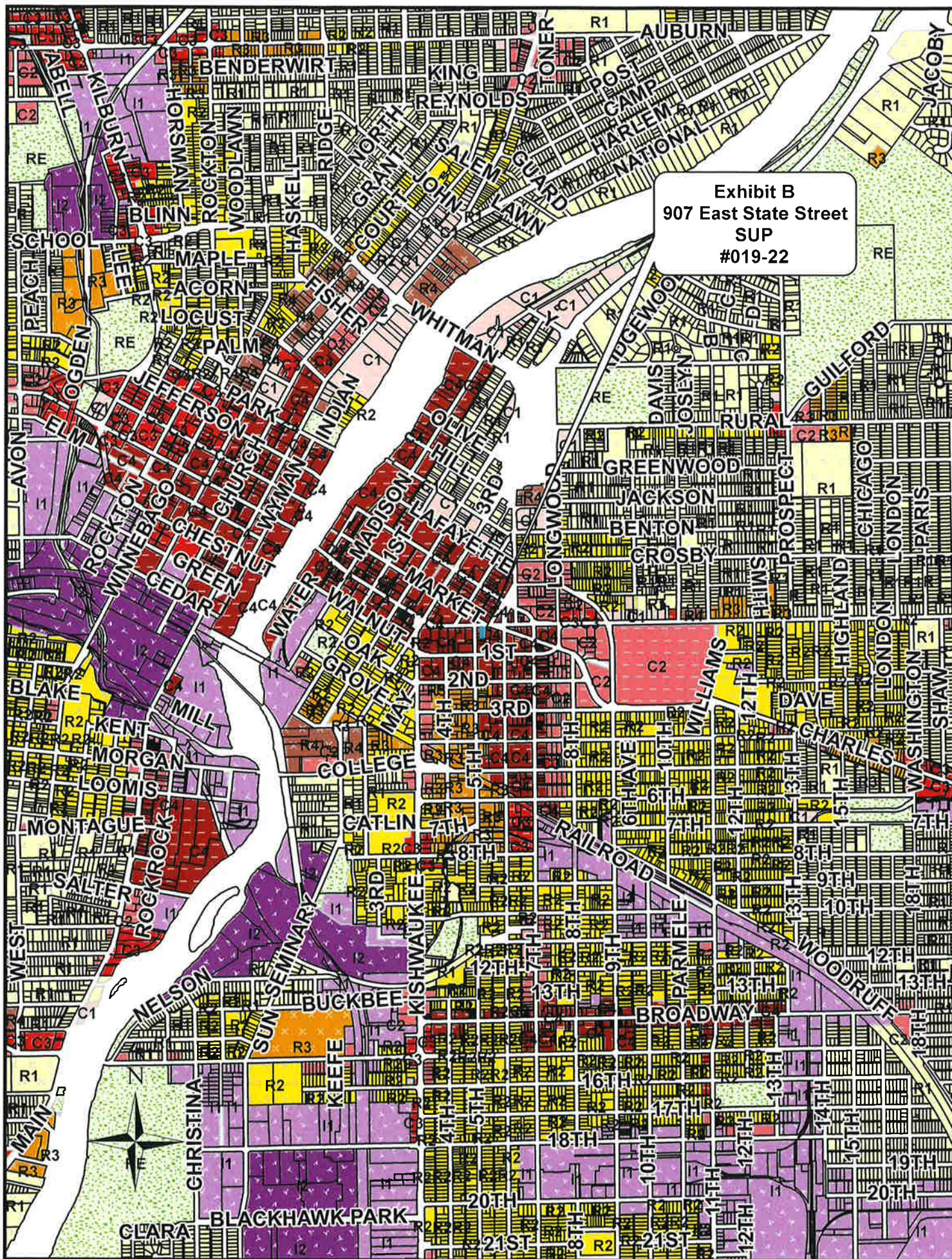


Exhibit B  
907 East State Street  
SUP  
#019-22









907 E State St – Upper  
East facing

Exhibit D  
907 East State Street  
SUP  
#019-22



Wall: Ginestra Watson; 907 E. State St. (Upper – East facing)

**\*Project to be completed in a future year\***



Call Number	Event Date	Location	Situation Reported	Call Disposition	Agency
22-043515	2022-03-03T16:12:50	907 E State St	SUSPICIOUS PERSON	NRPT - NO REPORT	Rockford Police Department

Exhibit E  
907 East State Street  
SUP  
#019-22